

Application ref: 2020/0576/P  
Contact: David Fowler  
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Turley  
8th Floor  
Lacón House  
84 Theobald's Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Central Somers Town covering land at  
Polygon Road Open Space  
Edith Neville Primary School,  
174 Ossulston Street and  
London  
Purchase Street open space**

Proposal: Amendment to development description in relation to unit number and addition of condition to confirm unit number of planning permission 2015/2704/P dated 14/10/2016 (as amended by 2019/2475/P dated 23/01/2020) for a mixed use development to provide residential units (Class C3), a replacement school (Use Class D1), a replacement community hall (Use Class D1), flexible A1/A2/A3/D1 floorspace, an electrical substation and public open space along with associated highways works and landscaping.

Drawing Nos: Cover Letter from Turley dated 05/02/2020.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the following condition is added to planning permission 2015/2704/P dated 14/10/2016 (as amended by 2019/2475/P dated 23/01/2020):

The development hereby approved shall provide 136 residential units (Class C3).

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, the description of development for planning permission reference 2015/2704/P dated 14/10/2016 (as amended by 2019/2475/P dated 23/01/2020) shall be replaced with the following description:

Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); flexible Use Class A1/A2/A3/D1 floorspace and residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with residential units above and substation at ground floor
- Plot 2: residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- Plot 3: Extension of Grade II listed terrace to provide dwellings;
- Plot 4: Replacement school (Use Class D1) ;
- Plot 5: residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- Plot 6: residential units; and
- Plot 7: residential units over flexible A1/A2/A3/D1 floorspace at ground level.

Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

Informative(s):

1 Reason for granting approval:

The amendments to the approved scheme include alterations to wording of the development description. No physical alterations are proposed. The new description will omit the reference to the number of residential units and these will be secured via condition rather than included within the description of development. Removal of the number of residential units would have no material impact on the planning permission, as the description still identifies the uses of the development.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2015/2704/P dated 14/10/2016 (as amended by 2019/2475/P dated 23/01/2020). In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

2 You are advised that this decision relates only to the removal of the number of residential units from the description of development and shall only be read in the context of the substantive permission reference 2015/2704/P dated 14/10/2016 (as amended by 2019/2475/P dated 23/01/2020) and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer

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